

CASH COW, KTOWN/LARCHMONT, NEW CONST. 5-UNIT |

MASTER LEASE IN PLACE | 6.95% CAP RATE

4511 ROSEWOOD AVE



OFFERING MEMORANDUM

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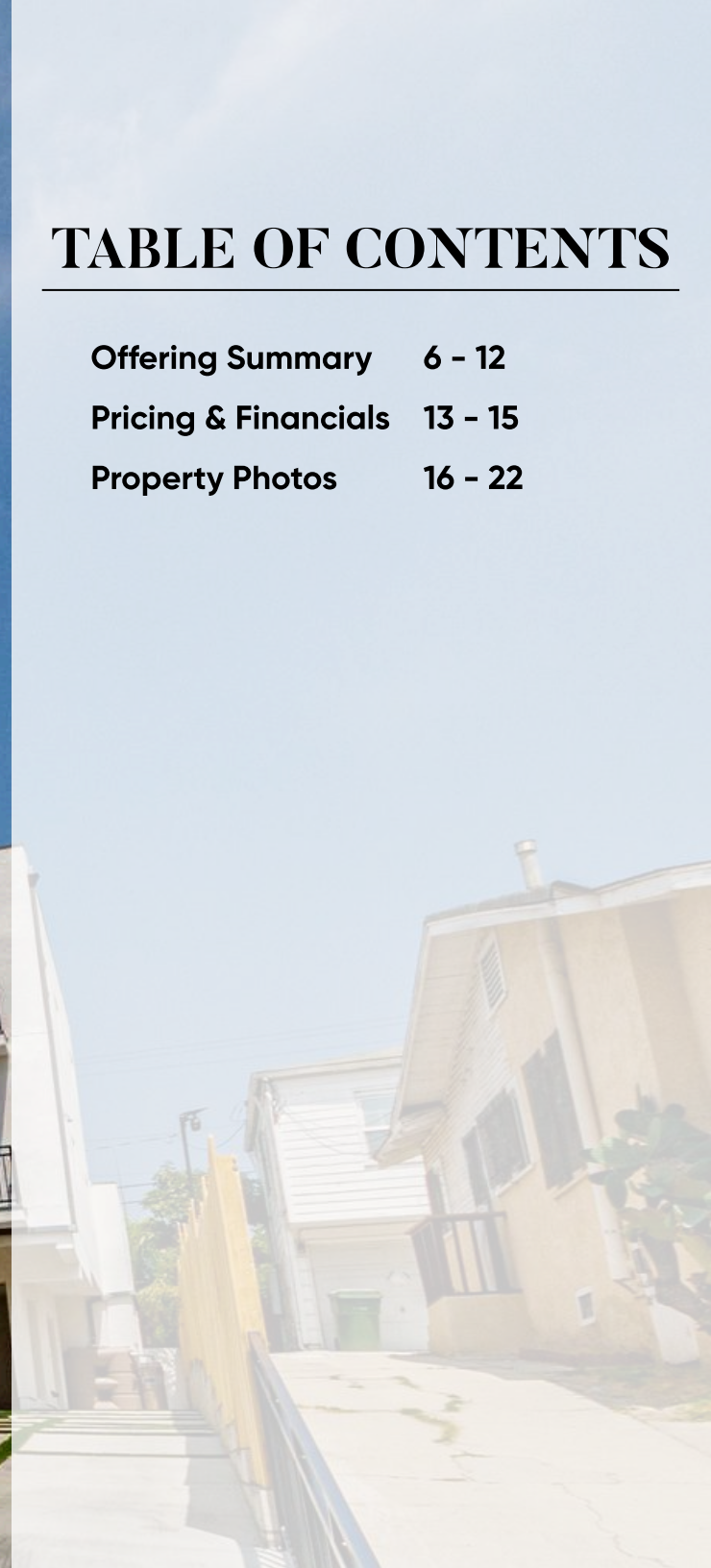
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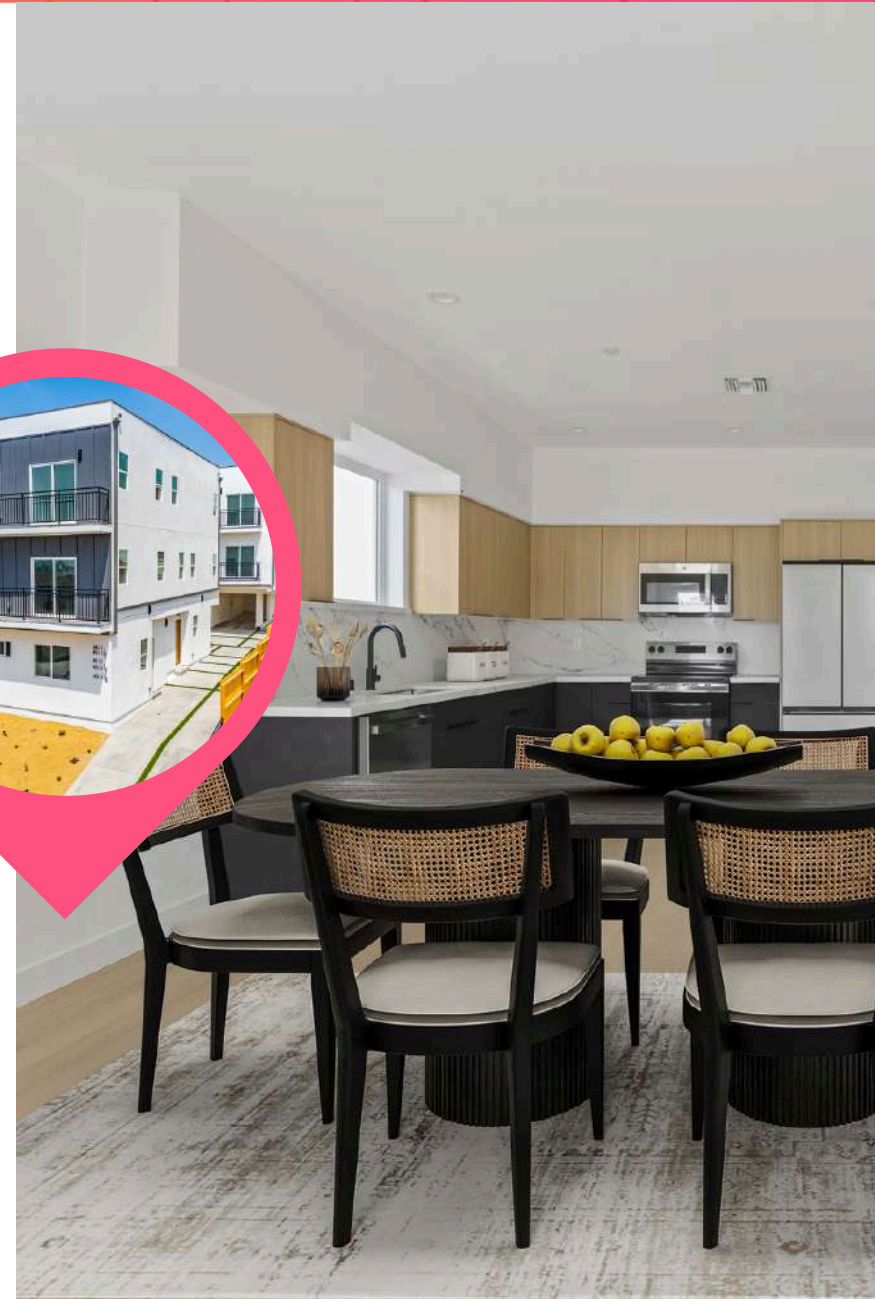
OFFERING SUMMARY

THE OFFERING

4511 Rosewood Ave is a brand new, fully leased, NON RENT CONTROLLED 2025 five unit luxury community perfectly positioned between two of Los Angeles' most desirable neighborhoods, the iconic charm of Larchmont Village and the buzzing energy of Koreatown. Now operating under a 36 month master lease with a professional operator serving the high demand travel nurse and medical placement market, this turnkey asset delivers a true 6.95% cap rate with reliable income and minimal expenses.

Set on a rapidly developing street with standout curb appeal, the property features five MASSIVE units, three oversized 4 bedroom and 4.5 bathroom tri level townhomes, one equally impressive 4 bedroom and 4 bathroom unit, and one highly rentable 3 bedroom and 3 bathroom unit. All homes offer private entrances, highly functional layouts, and are separately metered for utilities. A full 1 year builder warranty further ensures low maintenance and long term stability. Luxury details include designer tilework, custom cabinetry, stainless steel appliances, oversized kitchens, high ceilings, balconies, large closets, and expansive windows that fill the homes with natural light. Drought tolerant landscaping, ample parking, and modern finishes further elevate tenant appeal.

Why it stands out: The boutique charm of Larchmont combined with Koreatown's culture, dining, and Metro access create a rental environment with consistent absorption. With a long term master lease secured by a vetted operator catering to a recession resistant medical housing niche, this investment offers immediate cash flow, hands off management, and a rare opportunity to own a trophy asset in one of the strongest rental corridors in Los Angeles





Property Highlights

- ◆ NO RENT CONTROL!
- ◆ 36 Month Master Lease in place = rental stability + little to no expenses.
- ◆ Perfectly situated between two of LA's most in-demand neighborhoods, the iconic charm of Larchmont Village and the buzzing energy of Koreatown.
- ◆ Outstanding projected cap rate of 6.95%! Cash cow.
- ◆ MASSIVE units with premium floorplans.
- ◆ The best curb appeal you'll find on this rapidly gentrifying street!
- ◆ Boasts high-end, modern finishes.
- ◆ Ideal unit mix of four 4-bedroom units, and one 3-bedroom unit. High income producing property!
- ◆ All units separately metered for electric AND water (no gas on property)! Very low expenses!
- ◆ Dream 1031 exchange opportunity. Ready to close now!
- ◆ With SB-8 in effect, less new constructions are being built, making properties like these an even more rare and hot commodity.
- ◆ Prime central location positioned between two of LA's most desirable rental hubs, Larchmont Village (1.2 miles) and Koreatown (0.8 miles). Offering unmatched renter appeal and long-term investment stability



The Property

4511 Rosewood Ave, Los Angeles CA

APN:	5521-020-004	Zoning:	LAR3
# Units:	5	Rent Control:	No
# Buildings:	2	Opportunity Zone:	No
Building Size:	8,213 sqft	Utilities:	Separately metered for all utilities
Lot Size:	6,208 sqft		1 House Electric Meter. No Gas (All Electric)



The Offering

The Pricing & Metrics

List Price:	\$3,099,000
Cap Rate:	6.95%
GRM:	12.01
Price per Sqft:	\$377.33
Price per Door:	\$619,800



The Amenities

The Bells & Whistles

Parking:	7 Spaces + 1 Bonus Space
Laundry:	Washer/dryer in each unit
HVAC:	Central air and heat
Finishes:	Sleek kitchens and bathrooms
Upgrades:	Large closets and balconies

THE BREAK DOWN

4511 Roswood Ave is comprised of 5 ultra-high-end townhomes, ALL of which is currently rented by 1 master tenant:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
4511	4B/4.5B	1,611	\$4,300	\$4,300
4511 1/2	4B/4.5B	1,808	\$4,300	\$4,300
4513	4B/4.5B	1,782	\$4,300	\$4,300
4513 1/2	4B/4B	1,722	\$4,300	\$4,300
4513 3/4	3B/3B	1,290	\$4,300	\$4,300





























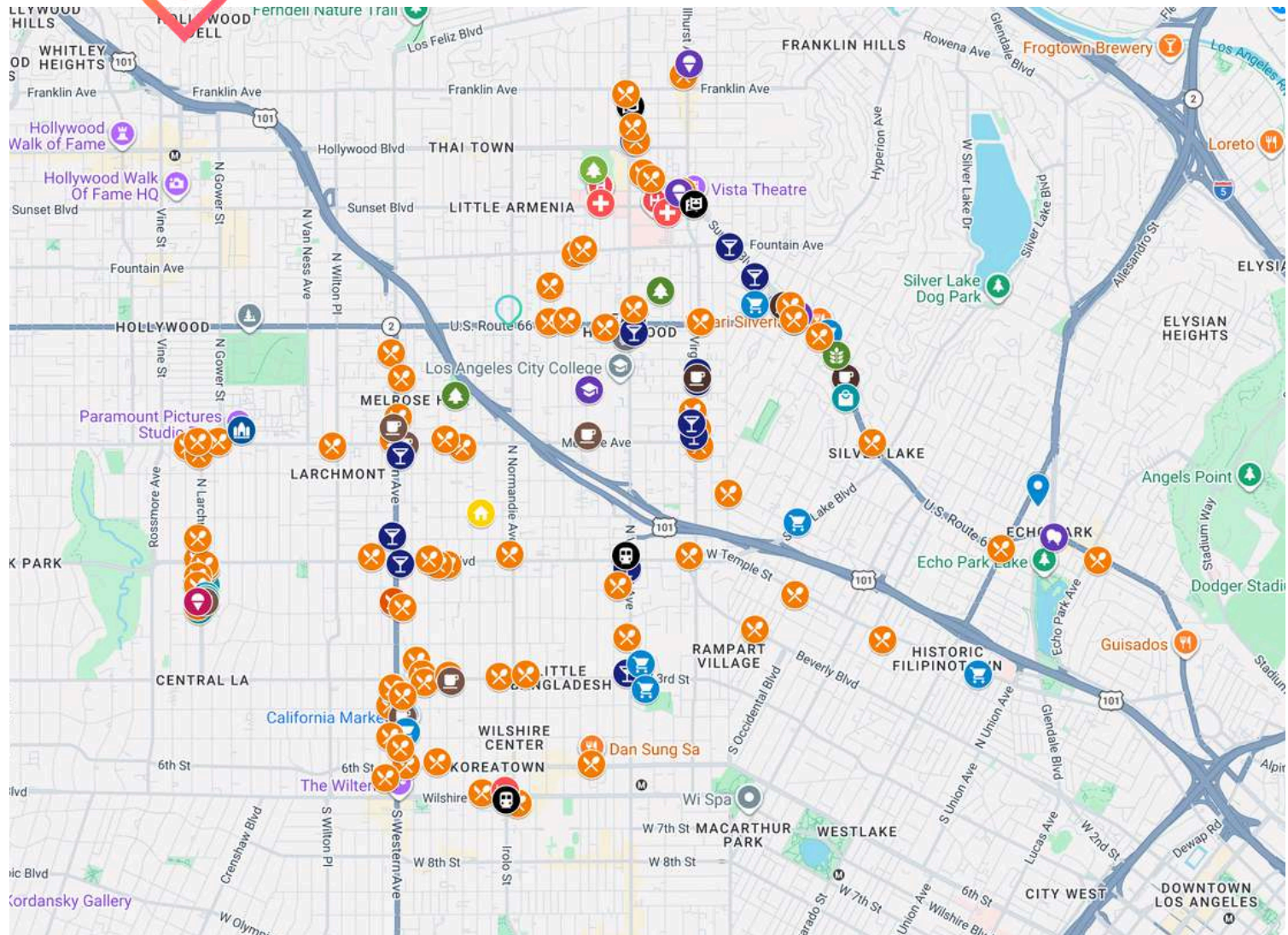
Location Highlights

- ◆ Located in one of LA's strongest renter-demand corridors with close proximity to Hollywood, Silver Lake, Koreatown & Downtown LA
- ◆ Surrounded by major employment hubs including Netflix, Paramount Studios, Kaiser Permanente, Children's Hospital LA & Hollywood Presbyterian Medical Center
- ◆ Walkable lifestyle location near Michelin-recognized dining, popular coffee shops, nightlife & retail that continue to attract high-income tenants
- ◆ Excellent central LA positioning with quick access to the 101 Freeway, Metro lines, and multiple Eastside & Westside employment centers
- ◆ Centrally located in a rapidly appreciating East Hollywood rental corridor with strong long-term tenant demand and continued neighborhood investment



You'll find the coolest spots nearby.

-  4511 Rosewood Ave
-  Courage Bagels
-  Found Oyster
-  Saffy's
-  Mendocino Farms
-  Budonoki
-  Santo Silverlake
-  Kismet
-  Sqirl
-  HomeState
-  Alcove
-  Voodoo Vin
-  Real Charmer
-  Melody
-  Hi Tops Los Feliz
-  Akbar
-  El Cid
-  Alma's Cider & Beer
-  Intelligentsia Coffee
-  Good Friend Coffee
-  Alfred Coffee
-  Erewhon
-  Yummy.com
-  Kaiser Permanente Medical
-  Children's Hospital
-  Handel's Ice Cream





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:		\$3,099,000
Down:	40%	\$1,239,600
Current GRM:		12.01
Pro Forma GRM:		12.01
Current Cap Rate:		6.95%
Pro Forma Cap Rate:		6.45%
\$/Unit:		\$619,800
\$/SF:		\$377.33

BUILDING DESCRIPTION:

No. of Units:	5
Yr. Built:	2025
Bldg SF:	8,213
Lot Size (SF):	6,208
Lot Size (acres):	0.14
Zoning:	LAR3
Opportunity Zone:	No
Rent Control:	No

FINANCING:

Loan Amount:	\$1,859,400
Interest Rate:	5.75%
Monthly Payment:	(\$8,909.63)
LTV:	60%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	7/1 Interest Only ARM

RENT ROLL:

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	CURRENT RENT	SCHEDULED GROSS INCOME	CURRENT RENT PER SF	PRO FORMA RENT	PRO FORMA RENT PER SF	LOSS-TO-LEASE
4511	Occupied	4b/4.5b	1,611	\$4,300	\$4,300	\$2.67	\$4,300	\$2.67	\$0
4511 1/2	Occupied	4b/4.5b	1,808	\$4,300	\$4,300	\$2.38	\$4,300	\$2.38	\$0
4513	Occupied	4b/4.5b	1,782	\$4,300	\$4,300	\$2.41	\$4,300	\$2.41	\$0
4513 1/2	Occupied	4b/4b	1,722	\$4,300	\$4,300	\$2.50	\$4,300	\$2.50	\$0
4513 3/4	Occupied	3b/3b	1,290	\$4,300	\$4,300	\$3.33	\$4,300	\$3.33	\$0
5	Totals/Averages:		8,213	\$21,500	\$21,500	\$2.62	\$21,500	\$2.62	\$0

THE NITTY GRITTY

# UNITS	UNIT MIX	% OF TOTAL	SIZE	AVG RENT	AVERAGE RENT/ SF	MONTHLY INCOME	AVG PRO FORMA RENT	AVERAGE PRO FORMA RENT/ SF	PRO FORMA MONTHLY INCOME
3	4b/4.5b	60%	1,611	\$4,300	\$2.67	\$12,900	\$4,300	\$2.67	\$12,900
1	4b/4b	20%	1,808	\$4,300	\$2.38	\$4,300	\$4,300	\$2.38	\$4,300
1	3b/3b	20%	1,290	\$4,300	\$3.33	\$4,300	\$4,300	\$3.33	\$4,300
Totals/Averages:			1,643	\$21,500	\$13.09	\$21,500	\$21,500	\$13.09	\$21,500
Gross Potential Income:						\$258,000			\$258,000

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$258,000	\$258,000
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$258,000	\$258,000
Less: Vacancy	0.0% \$0	3.0% (\$7,740)
Effective Gross Income	\$258,000	\$250,260
Less: Expenses	(\$42,725)	(\$50,298)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$215,275	\$199,962
Debt Service	(\$106,916)	(\$106,916)
Pre-Tax Cash Flow	8.74% \$108,359	7.51% \$93,047
Principal Reduction	\$0	\$0
Total Return	8.74% \$108,359	7.51% \$93,047

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes	1.1874% \$36,798	\$36,798
Insurance	.60/s.f. \$4,928	\$12,500
Utilities	\$0/unit \$0	\$0
Controllable Expenses		
Contract Services	\$0/unit \$0	\$0
Repairs & Maintenance	\$400/unit \$1,000	\$1,000
TOTAL EXPENSES	\$42,725	\$50,298
EXPENSES/UNIT	\$8,545	\$10,060
EXPENSES/SF	\$5.20	\$6.12
% of EGI	16.6%	20.1%



PROPERTY PHOTOS



Modern Luxury Exterior





Chic Kitchens &
Living Rooms





Sleek Bathrooms &
In-Unit Laundry





Parking, Views &
More





Bright & Open
Bedrooms





Other Wow Factors





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